

## OPEN SPACE ADVISORY COMMITTEE STAFF REPORT

**MEETING DATE:** February 26, 2018

**AGENDA ITEM NUMBER:** 3B

**STAFF:** Ann Bollinger, Open Space Administrator

**REQUEST:** **For Possible Action:** To provide comments on the conceptual design(s) for trail and trailhead improvements at East Silver Saddle Ranch.

### **GENERAL DISCUSSION:**

In conjunction with a Public Works project for street repair and trailhead improvements along Sierra Vista Lane, staff and the Committee agreed to review the entire area of East Silver Saddle Ranch and identify solutions for better land management. During the neighborhood meetings held by the Public Works Department in 2016-early 2017, residents shared several observations and complaints of undesirable activities in the semi-remote area. Since that time, Open Space staff requested a report from the Sheriff's Office regarding the deputy call-outs to East Silver Saddle Ranch. From January 1, 2017 to December 20, 2017, there were 21 call-outs ranging from illegal camping and campfires to dumping, domestic battery, drugs, etc. The Park Rangers reported to similar incidents; however, the reports were not precisely recorded. In addition to illegal camping, dumping and frequent litter, staff has recorded the existence of redundant "roads" and observed recurrent vehicle trespass into the riparian area and floodplain.

Design Workshop was hired to assist staff in developing conceptual design(s) for the trail and trailhead improvements at East Silver Saddle Ranch. Nearby residents were invited to an open house held on February 13<sup>th</sup> to review conceptual design(s) and submit comments on further trail and trailhead improvements in the area. Those who attended were very engaged and favorable towards the design(s) and improvements to the area. Attached are the verbal comments recorded by the consultant, written received at the open house, and written comments received afterwards. In addition to those comments, staff recorded noted the below notes as well:

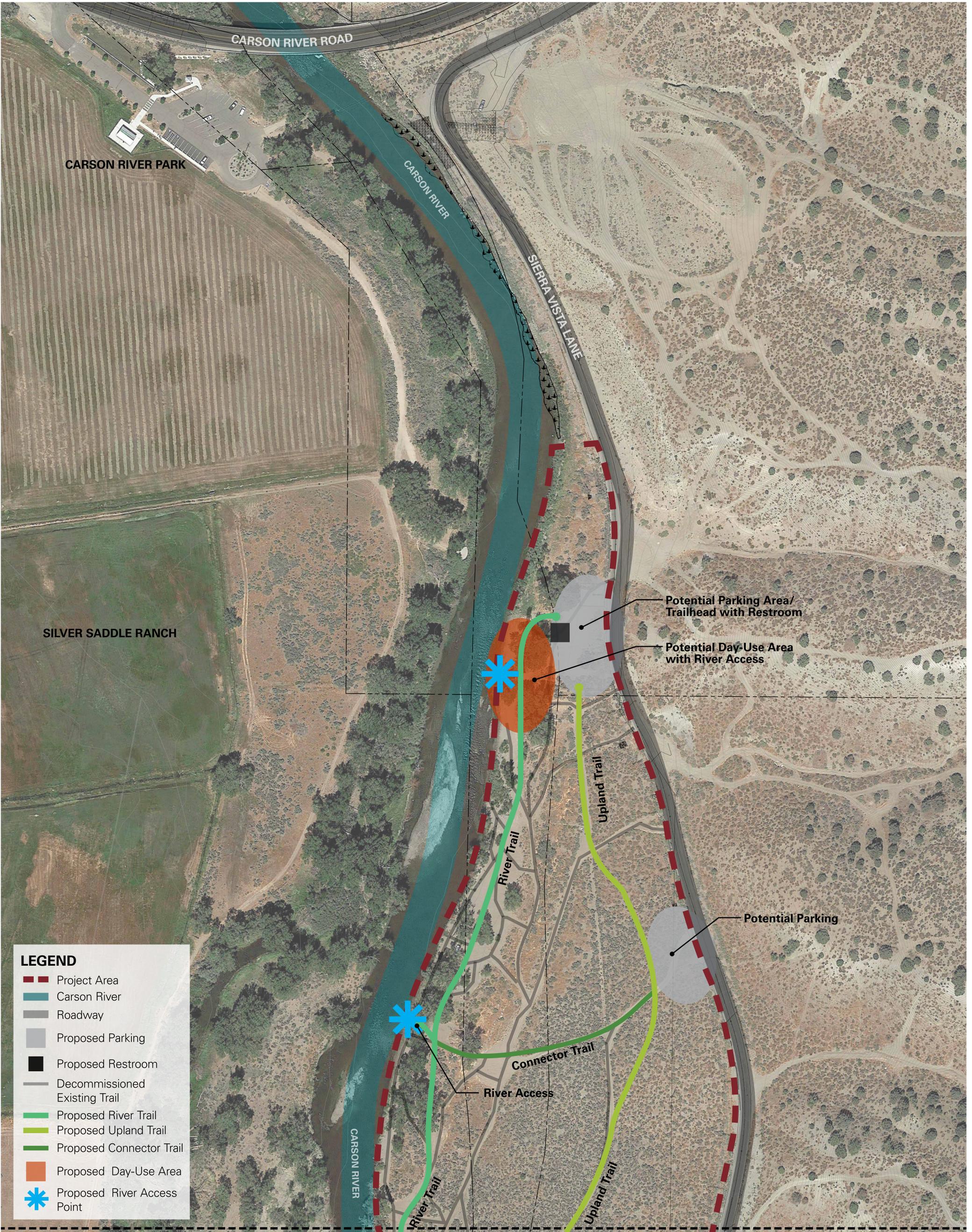
- General comments
  - Like the established parking areas
  - Eliminate parking and driving access so close to the river (to discourage oil changes and driving into the river)
  - Encourage the public to respect the property
  - Add more trash cans and continue clean-up of litter/dumping
  - Coordinate trash can service with Waste Management (since they drive past the trailheads to service the neighborhood)
  - Add a picnic area
  - Don't allow campfires or barbecues
  - Construct paved paths to increase accessible (ADA) opportunities
- Observed issues/problems
  - Alcohol / drunk drivers
  - Bonfires

- Camping
- Drug deals
- Parties (late night)
- Stuck vehicles
- Questions
  - Will beavers be controlled to minimize tree damage and removal?
  - How to control motorized trespass?

At this time, staff is seeking input from the Committee and others. Afterwards, a follow-up meeting will be held with Design Workshop to address comments and possible changes to the conceptual design(s). It is anticipated that at least a few actions to improve safety and security, conduct restoration/reclamation of natural areas, and enhance the recreational enjoyment of East Silver Saddle Ranch can be implemented immediately and in coordination with the Sierra Vista Lane project.

**RECOMMENDED ACTION:** I move to provide comments on the conceptual design(s) for trail and trailhead improvements at East Silver Saddle Ranch.

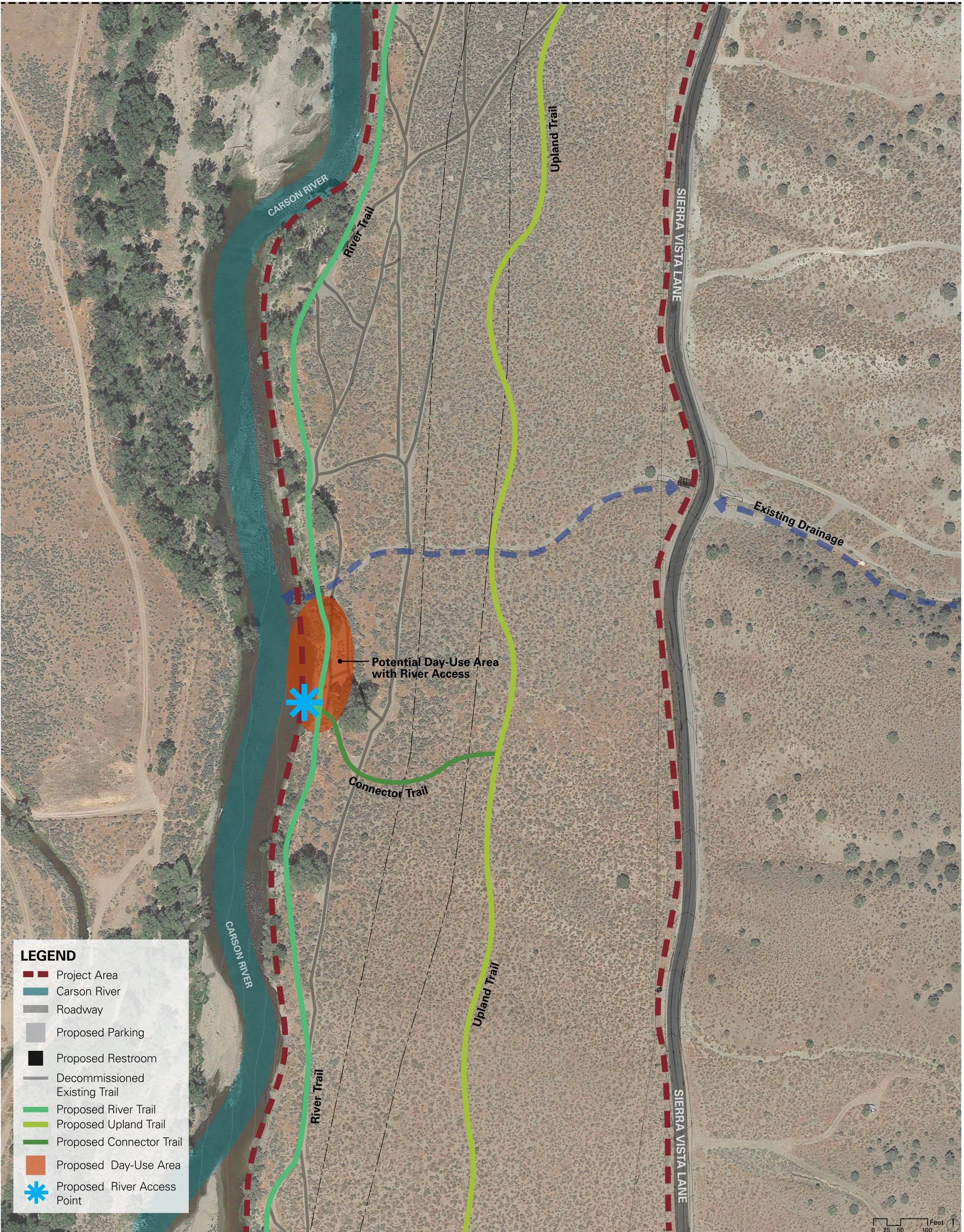
# CONCEPT PLAN - SECTION 1



**LEGEND**

- - - Project Area
- Carson River
- Roadway
- Proposed Parking
- Proposed Restroom
- - - Decommissioned Existing Trail
- Proposed River Trail
- Proposed Upland Trail
- Proposed Connector Trail
- Proposed Day-Use Area
- ✦ Proposed River Access Point

# CONCEPT PLAN - SECTION 2

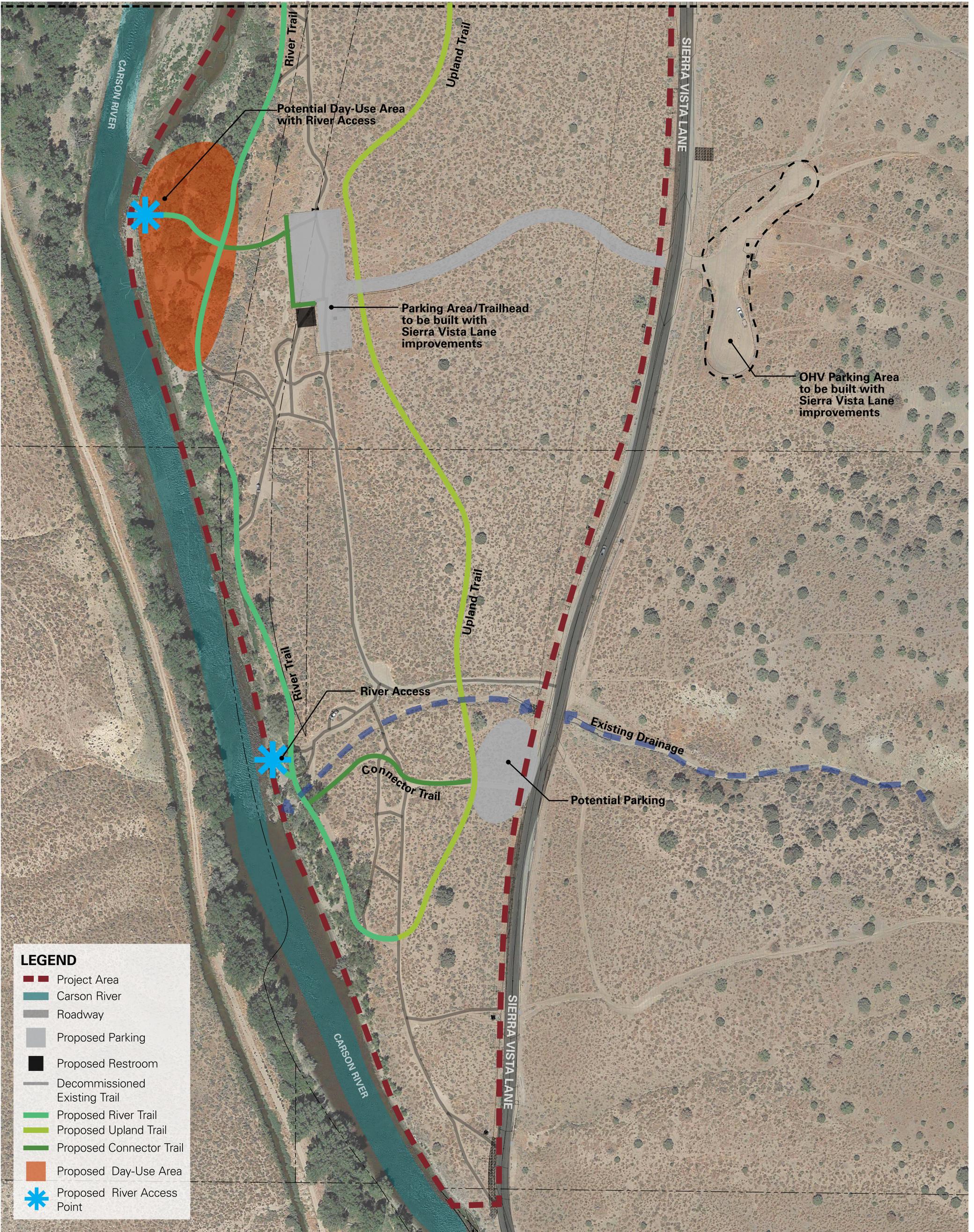


## LEGEND

- Project Area
- Carson River
- Roadway
- Proposed Parking
- Proposed Restroom
- Decommissioned Existing Trail
- Proposed River Trail
- Proposed Upland Trail
- Proposed Connector Trail
- Proposed Day-Use Area
- Proposed River Access Point



# CONCEPT PLAN - SECTION 3



**LEGEND**

- Project Area
- Carson River
- Roadway
- Proposed Parking
- Proposed Restroom
- Decommissioned Existing Trail
- Proposed River Trail
- Proposed Upland Trail
- Proposed Connector Trail
- Proposed Day-Use Area
- ✳ Proposed River Access Point

# SITE IMAGERY



North boundary of project area.



Proposed parking/trailhead with day-use area and river access.



Proposed northern starting point of River Trail near parking/trailhead.



Potential river access point along the proposed River Trail.



A view looking south from an existing trail.



A view looking south from the proposed River Trail.



A view looking east from an existing trail.



Potential day-use area for picnic/interpretation and river access.



Site of parking/trailhead to occur with Sierra Vista Ln improvements.



A view looking south from an existing trail.



Potential river access point. Trash and refuse dumping an issue on site.



South boundary of project area.

## DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

PO Box 5666 / 128 Market Street

Suite 3E

Stateline, NV 89449

775-588-5929

775-588-1559 fax

www.designworkshop.com

## MEETING NOTES

To: Gregg Berggren, Ann Bollinger, Lyndsey Boyer

From: Grace Larson

Date: February 14, 2018

Project Name: East Silver Saddle Ranch Master Plan

Project #: 5867

Subject: Open House Meeting Notes

Meeting Date: February 13, 2018

Start/End: 4:00-6:00pm

Location: Silver Saddle Ranch

Copy To: Ben Fish

Meeting  Telephone  Conference Call

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### Attendees:

Gregg Berggren, *Carson City PROS Department*

Ann Bollinger, *Carson City PROS Department*

Lyndsey Boyer, *Carson City PROS Department*

Ben Fish, *Design Workshop*

Grace Larson, *Design Workshop*

Open House Attendees

### a. Desired Park Uses

- Current uses of neighbors:
  - () Fishing
  - () Kayaking
  - () Walking along the river
  - () 4-wheeling (not aware of motorized restrictions)
- Conflicting opinions from neighbors on:
  - () Fire pits/BBQ in day-use area
  - () Paved vs unpaved trails – but mostly concerned about maintenance/trail conditions
- Trails
  - () Neighbors want multi-use access to trails – bikes, horses, dogs
  - () Some neighbors okay with OHV access to park as well, but not a priority
  - () Desire for ADA access to trails and the river – at least from the northern parking lot area where access to the river would be close to proposed parking lot
- Day Use and Amenities:
  - () Very interested in picnicking/day-use at park
  - () Interest in informational and interpretive kiosks – more park signage in general
  - () Need for restrooms at park to prevent litter/waste
- River Access:
  - () Non-motorized boat access
  - () Fishing platform
  - () Access to the river is better on the southern half of the park

- Access and Parking
    - ( ) Desire for multiple parking lot areas
    - ( ) Entry/exit from proposed North parking area is challenging due to steep slope and visibility – neighbors see need for parking area in this location but suggested shift slightly south
  - Interest in a pedestrian bridge across Carson River to connect SSR and ESSR
    - ( ) Strengthen physical connection between open space properties in East Carson
    - ( ) Bridge would create possibility for trail loops through SSR/Prison Hill/Carson River Park and ESSR
    - ( ) Will keep people in designated recreation areas and prevent from straying south into private residential property
    - ( ) Neighbors not interested in OHV or vehicular access across bridge, want pedestrian only
- b. Management & Operations
- Signage
    - ( ) The SSR/ESSR parks are hard to find – need more advertising and directional signage on roadway and around Carson City
    - ( ) Establishing allowed and not-allowed uses will end the free-for-all of activities that is currently happening at the park
  - Trail Management
    - ( ) No vehicular access to the river, want bollards/barriers around parking lots to prevent access
    - ( ) ESSR site will flood seasonally – neighbors concerned about maintaining dirt or paved trails through the flooding and important that damage is repaired quickly to get trails accessible again in a timely manner
  - Beaver control – manage in a way that will not just relocate beavers to neighbors' properties south of the park
  - Neighbors concerned about enforcement of park rules
    - ( ) Preventing vehicular access
    - ( ) No camping or overnight parking
    - ( ) Trash management
    - ( ) Controlling shooting of firearms
    - ( ) Prohibiting alcohol consumption?
  - Sediment wash-out from Pinenut Mountains to east of Sierra Vista Lane
    - ( ) Consider ways to control sediment run-off
    - ( ) Vegetation or ditch drainage along roadway?
    - ( ) Prevent from washing into River
- c. Comments on Adjacent Open Space
- Want more use at Silver Saddle Ranch (proper) – use of house/ranch for concerts, festivals, art fairs, group picnicking, trail runs, etc.
  - A neighbor has a historic 1940s truck that was used on the ranch during its operation – could be donated to SSR and used as artifact/interpretive element at the park
  - Desire to control access along Sierra Vista Lane to OHV trails on BLM land
- d. ESSR Next Steps and Plan Concept Revisions
- Show High Water Mark on next map iteration (if data available)
  - Revise proposed trails to utilize existing trails/roads when possible
    - ( ) Reroute Upland Trail to shift west, align along existing north-south trail
    - ( ) Reroute several Connector trails to better align with existing trails
    - ( ) Reroute River trail in northern portion of park to better align with existing trails
  - PROS Dept to send DW scanned copies of Comment Cards
  - Schedule call to discuss presentation at Advisory Committee Meeting
  - Presentation at Open Space Advisory Committee Meeting on February 26

**Next Meeting**

Date: TBD – Conference Call prior to OSAC Meeting on February 26, 2018

Time: TBD

Location:

END OF NOTES

The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by Design Workshop within five (5) working days upon receipt of this meeting record.

Attachments:

1. Open House Sign-In Sheet

# COMMENT CARD

Public Meeting  
February 13, 2018

Please circle and/or fill in your answers to the following questions:

1. **What three (3) activities are most important to you when using the East Silver Saddle Ranch area?**

- a. River access for fishing
- b. River access for non-motorized boats
- c. River access for water play
- d. Non motorized walking/biking paths
- e. Wildlife viewing
- f. Picnicking
- g. Other \_\_\_\_\_

Thank you for the scoping meeting!

2. **What three (3) goals shown in the Concept Plan are most important to you?**

- a. Protect the natural resources
- b. Restore damaged riparian areas
- c. Improve non-motorized recreational opportunities
- d. Improve non-motorized river access for boating, fishing, etc.
- e. Provide educational opportunities via interpretive panels, kiosk information, etc., with focus on both riparian and upland habitat
- f. Other \_\_\_\_\_

Keep public of private property owners hand.

Bridge over river in the walking path attached to Silver ~~Saddle~~ Saddle Ranch.

3. **What additional amenities would you like to see in the Concept Plan?**

- a. More hand concrete / paved walking
- b. Paths.
- c. ADA compliant walking paths
- d. Road signs / stop signs & 25 mile/hr max. speed limit.

4. **Do you have any additional comments?**

• Has army corp or State Lands been involved? The city is required by law to complete under the Clean Water Act as part of Waters of the US to be involved as an interested partner you do need to do NEPA!

• How are you going to control the beavers because w/ people being in the area the beavers will move into our areas. We don't want them either!

5. **If you would like to be notified of upcoming meetings and project updates, please provide your contact information.**

Name:

Email:

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February 13, 2018

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- e. Wildlife viewing
- f. Picnicking
- g. Other \_\_\_\_\_

**2. What three (3) goals shown in the Concept Plan are most important to you?**

- a. Protect the natural resources
- b. Restore damaged riparian areas
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- d. Improve non-motorized river access for boating, fishing, etc.
- e. Provide educational opportunities via interpretive panels, kiosk information, etc., with focus on both riparian and upland habitat
- f. Other \_\_\_\_\_

**3. What additional amenities would you like to see in the Concept Plan?**

- a. We are Really happy about this project
- b. Designated parking w/ Kiosk Info about NO Fires + shooting.
- c. \_\_\_\_\_
- d. Post signs w/ penalty fees for fires + shooting.

**4. Do you have any additional comments?**

If you put in a walking bridge to go over river please make it Quad / motorcycle asseccable but not vehicle asseccable.

Trash cans for public's use

**5. If you would like to be notified of upcoming meetings and project updates, please provide your contact information.**

Name:

Email:

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- d. Non motorized walking/biking paths
- e. Wildlife viewing
- f. Picnicking
- g. Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. What three (3) goals shown in the Concept Plan are most important to you?**

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- e. Provide educational opportunities via interpretive panels, kiosk information, etc., with focus on both riparian and upland habitat
- f. Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. What additional amenities would you like to see in the Concept Plan?**

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

**4. Do you have any additional comments?**

*We are concerned about the Cottonwood trees being "attacked" by beavers.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. If you would like to be notified of upcoming meetings and project updates, please provide your contact information.**

Name:

Email:

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Please circle and/or fill in your answers to the following questions:

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- d. Non motorized walking/biking paths
- e. Wildlife viewing
- f. Picnicking
- g. Other \_\_\_\_\_

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- d. Improve non-motorized river access for boating, fishing, etc.
- e. Provide educational opportunities via interpretive panels, kiosk information, etc., with focus on both riparian and upland habitat
- f. Other \_\_\_\_\_

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**3. What additional amenities would you like to see in the Concept Plan?**

- a. Trash receptacles
- b. Restrooms
- c. \_\_\_\_\_
- d. \_\_\_\_\_

**4. Do you have any additional comments?**

- no fires allowed
- effective barriers to motorized vehicles
- enforce no shooting along river
- adequate ~~at~~ patrolling of area for questionable activity
- recycling bins (or just more trash receptacles)
- allow dogs

**5. If you would like to be notified of upcoming meetings and project updates, please provide your contact information.**

Name:

Email:

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Public Meeting  
February 13, 2018

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- a. River access for fishing
- b. River access for non-motorized boats
- c. River access for water play
- d. Non motorized walking/biking paths
- e. Wildlife viewing
- f. Picnicking
- g. Other Dog Walking

**2. What three (3) goals shown in the Concept Plan are most important to you?**

- a. Protect the natural resources
- b. Restore damaged riparian areas
- c. Improve non-motorized recreational opportunities
- d. Improve non-motorized river access for boating, fishing, etc.
- e. Provide educational opportunities via interpretive panels, kiosk information, etc., with focus on both riparian and upland habitat
- f. Other \_\_\_\_\_

**3. What additional amenities would you like to see in the Concept Plan?**

- a. - I'm happy that the ranch
- b. is mainly focused on
- c. non-motorized recreation.
- d. - More trash cans  
- Continue to allow dogs  
- Allow Boat launching (non-motorized)

**4. Do you have any additional comments?**

- Provide more signage at the  
ranch to prohibit OHV's.
- Get vehicles off the river banks
- Address erosion and the  
proliferation of OHV trails along  
the east side of the river
- Prohibit fires and camping.

**5. If you would like to be notified of upcoming meetings and project updates, please provide your contact information.**

Name:

Email:

# COMMENT CARD

Please circle and/or fill in your answers to the following questions:

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- c. River access for water play
- d. Non motorized walking/biking paths
- e. Wildlife viewing
- f. Picnicking
- g. Other Important to keep

both the East & existing West side areas open to the people as a "Dog friendly" Park.

2. **What three (3) goals shown in the Concept Plan are most important to you?**

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- b. Restore damaged riparian areas
- c. Improve non-motorized recreational opportunities
- d. Improve non-motorized river access for boating, fishing, etc.
- e. Provide educational opportunities via interpretive panels, kiosk information, etc., with focus on both riparian and upland habitat
- f. Other Reduce trash of druggie-element.

Enhance parking and security to encourage family friendly activities. The parking areas need to be at least 300ft from the river and barricaded to keep ORV usage out.

Also, need to fence the East property boundary with the BLM Land (East of road) to keep ORV's off West flowing drainages.

To: Greg Berggren, Trails Coordinator

Berggren@carson.org

775.283-7219

3.

**What additional amenities would you like to see in the Concept Plan?**

- a. Move Parking Near bridge 600ft to south.
- b. In an area easier to patrol by law enforcement.
- c. Also, people exiting the current area by garbage
- d. can cause traffic hazards, Un safe access

4.

**Do you have any additional comments?**

Good set of Plans and concepts.  
Would like to fencing on East property line @ BLM - Carson City Property Boundary to Restrict Motorcycle - ORV off road disturbance  
Revegetation plans of disturbed areas are great.  
Looking forward to the improvements to make for a safer, cleaner more enjoyable  
Open space Area to match the Westside trails of the Silver Saddle Ranch.

5.

**If you would like to be notified of upcoming meetings and project updates, please provide your contact information.** Good Presentation! Thanks

Name:

Email:

Greg, Thanks for the presentation by you and the Carson City Staff regarding restoration of the East side of the Silver Saddle Ranch. It is an neglected recreation resource that will really benefit from your proposed remediation and enhancement plans.

I have attached a scan of my Comment Card that I took home to fill out. I also have passed out copies of your form to other neighbors in the Mexican Dam Property Owners Association in the hope that they will comment and email the completed forms to you.

Your proposed actions are great and sorely needed to protect this long neglected area of SSR. I have only three suggestions regarding your proposals: 1.) I would suggest fencing the boundary between the BLM lands and Silver Saddle Ranch on the East side of Sierra Vista Road. ORV impacts from the BLM ORV parking lot have resulted in new ORV roads on City Lands and denuding of vegetation in the west flowing drainages. Resultant sediment loads flood Sierra Vista Lane during Summer rain storms and eventually pollute the Carson River. Though the problem lies with the BLM's lack of management, it directly impacts lands owned by Carson City and our river. A fence would help contain the ORV traffic. It would even be better if the BLM fenced the access from their ORV parking along an access route up the hill to the Power Line Road, thus protecting drainages flowing into the Carson River. They ignored this suggestion during the Pine Nut Planning Process (10 years ago) and we are seeing the results now of their short sightedness.

2.) Another suggestion to your proposed restoration activities is to reclaim the parking area located 300 ft south of the bridge at Carson River Road lying between Sierra Vista Lane and the river. This area unfortunately has become a hang out for illicit activities and frankly lies too close to the river. I would suggest reclaiming this area and if needed create a parking area another 600 ft south of the area that can be more easily monitored by the City Park Ranger, Carson City Sherriff deputies and residents in the area. Beside the illicit activities, the road coming out of that area also presents a traffic hazard and several near collisions have been noted over the years. With the road improvements to Sierra Vista lane we will see more visitors to the area and higher speeds that will make exiting this parking area even more hazardous.

3.) The last suggestion is to enhance the Parking lot boundaries with steel cable guardrails and boulders. The ORV folks have moved the boulders placed previously and continue to create new trails along the river edge adding to erosion issues. The presence of more family type open space users and the newly hired Park Ranger should help reduce the vandalism we have experienced in the past.

We have lived in our home south of Mexican Dam for the last 25 years and unfortunately seen the impacts of ORV and increased unrestrained public misuse of the area when it was in the hands of the BLM. We welcome the city's actions and improvements.

Once Again, Thank you and the staff involved in cleaning up this area. It will become a great open space asset once the proposed improvements have been made.

Sincerely,  
Michael T.